

320± Acres Irrigated Cheyenne County, KS

Exclusively Listed by The Land Office LLC



\$1,146,000.00

2022 Property Tax Total \$4,020.46

Assessed Acres: Total 310.89 Irrigated: 250.36 Dryland: 60.53

Seller's mineral interest, if any, shall transfer to Buyer. Possession immediate upon closing and delivery of deed and subject to a cash lease with Rethke Farms that expires December 31, 2023.

Improvements: (1) Valley sprinkler, 75 HP electric motor. Second sprinkler belongs to tenant.

Water Right 35733, authorized 218 acre feet, and authorized 605 Rate (GPM). Currently only one circle is fully irrigated each year.

FSA Farmland Acres	FSA Cropland Acres	Crop	Program	Base	Yield
312.12	311.06	Wheat	PLC	75.55	47
		Corn	PLC	85.08	181
		Gr Sorghum	PLC	44.07	57

Legal: E2 Section 14, Township 4 South, Range 40 West of the 6th P.M., Cheyenne County, Kansas

Directions: **From Wheeler**, 3 miles south on Hwy 27 to CR K, then 3 miles west on CR K to NE corner of property. **From St. Francis**, 4 1/2 miles south on Road 15 to Road J, 1/2 mile east to southwest corner of property.

L202397 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*

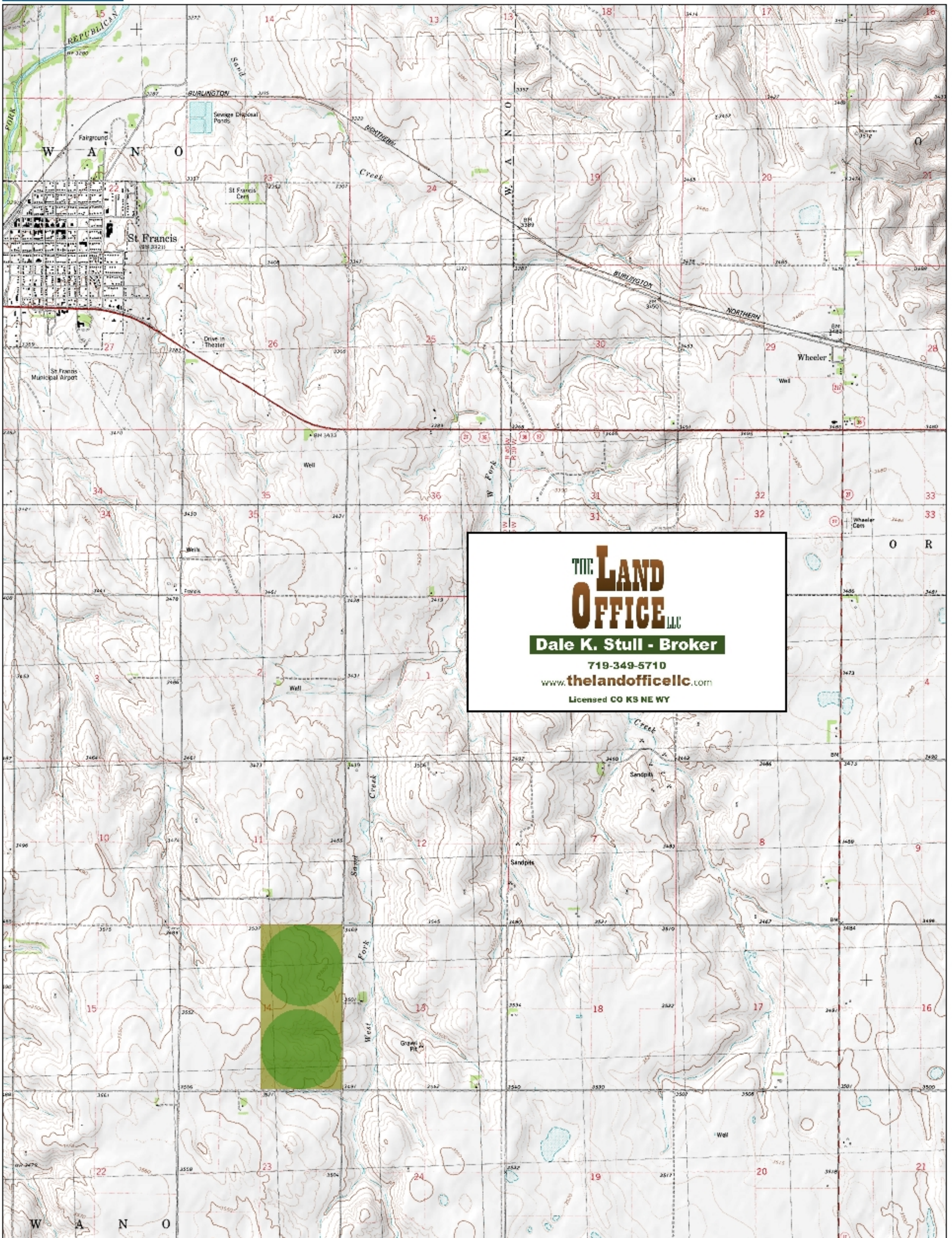


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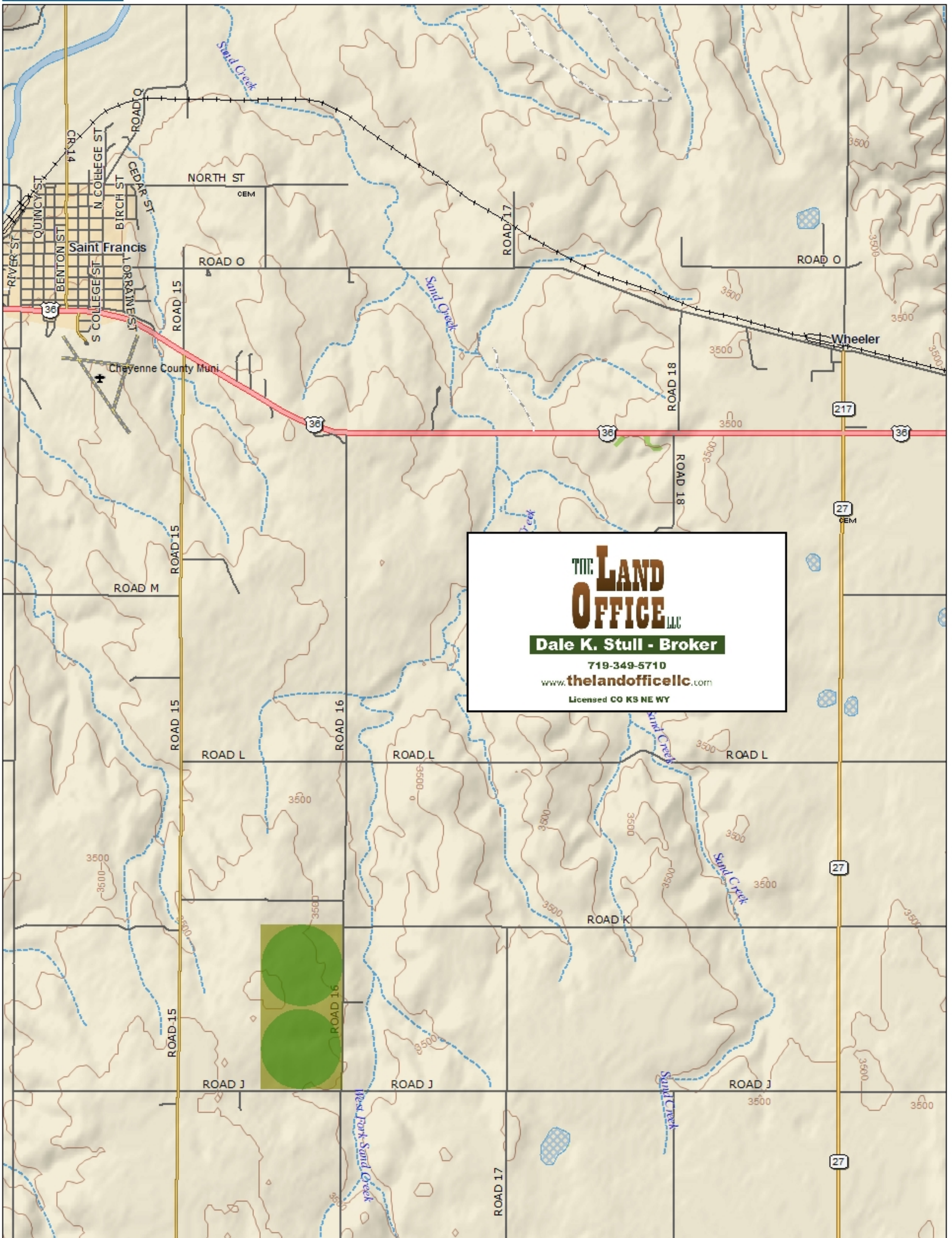
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MN (5.4° E)



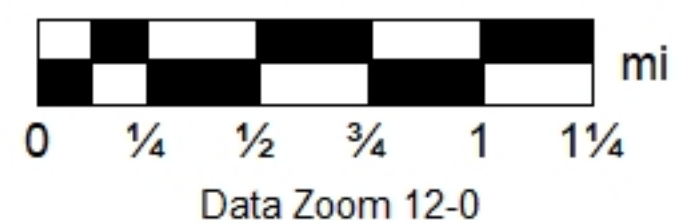
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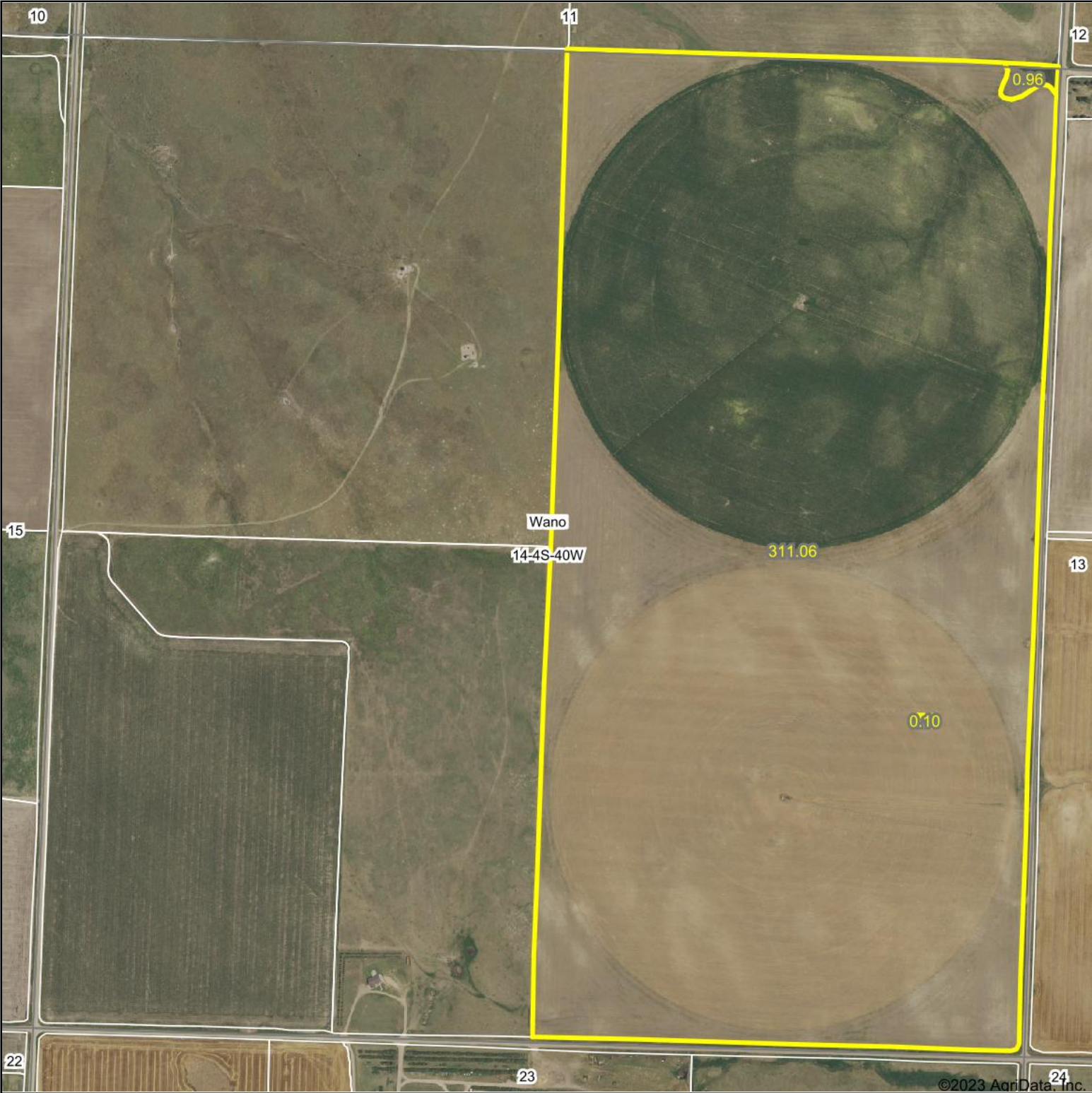
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Aerial Map



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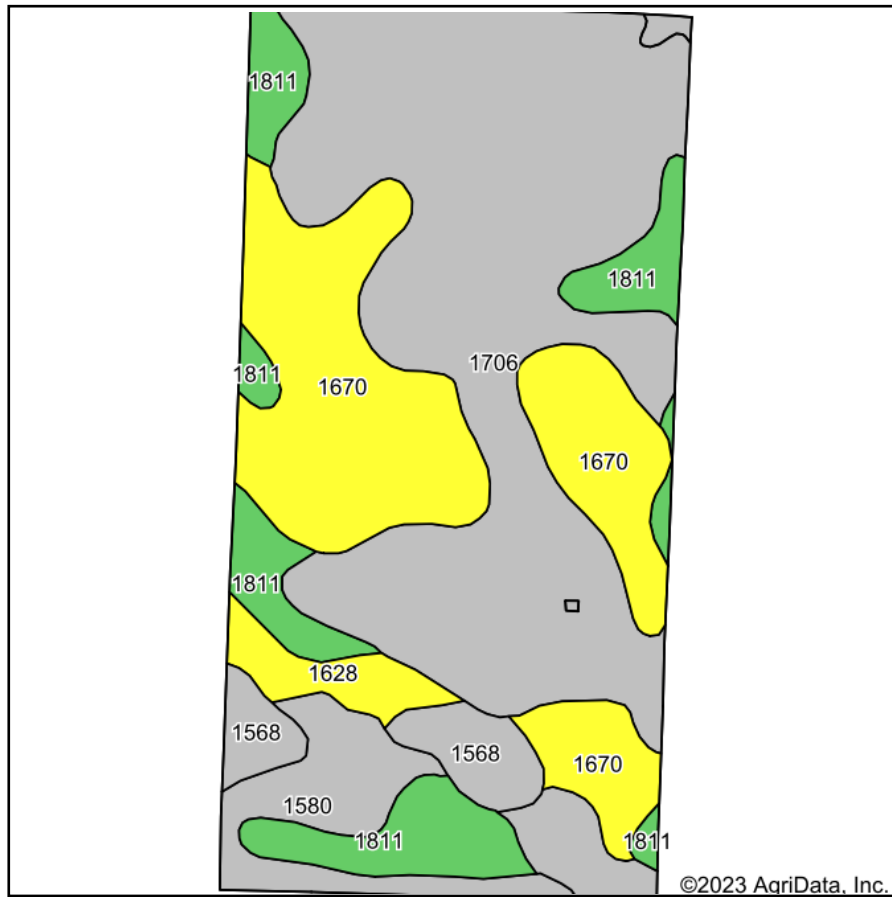
Map Center: 39° 42' 21.12, -101° 46' 40.62

14-4S-40W
Cheyenne County
Kansas

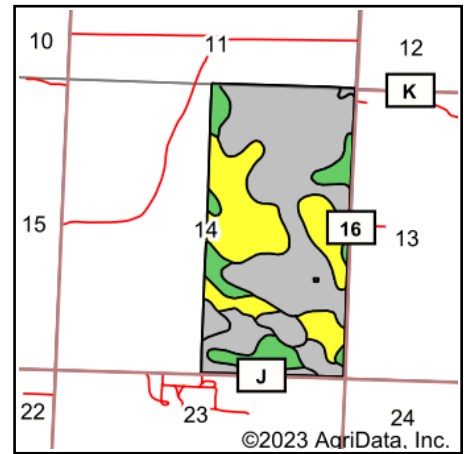
0ft 829ft 1658ft



Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Cheyenne**
 Location: **14-4S-40W**
 Township: **Wano**
 Acres: **312.12**
 Date: **4/4/2023**

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Area Symbol: KS023, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	*n NCCPI Soybeans
1706	Otero fine sandy loam, 7 to 15 percent slopes	154.18	49.4%		Vle	Vle		32
1670	Manter fine sandy loam, 3 to 5 percent slopes	77.03	24.7%		IVe	IIle	129	38
1811	Satanta loam, 1 to 3 percent slopes	37.81	12.1%		Ile	Ile	177	59
1580	Colby silt loam, 6 to 15 percent slopes	20.86	6.7%		Vle			48
1568	Canyon-Kim loams, 5 to 30 percent slopes	13.43	4.3%		VIIs			22
1628	Kim loam, 1 to 3 percent slopes	8.81	2.8%		IVe	IIe		44
Weighted Average					4.97	*-	53.3	*n 37.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.